

**K.S.NANDISH BABU & ASSOCIATES  
ADVOCATES & LEGAL CONSULTANTS**

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**TITLE SCRUTINY REPORT**

To,

Date: 13-12-2022

**M/S. G.R.C INFRA,**  
Having its Registered office,  
No.161/ A, 7<sup>th</sup> Cross,  
Teachers Colony First Stage,  
Kumaraswamy Layout,  
Bangalore 560 078,  
Represented by its Partner,  
**SMT. G LAKSHMI,**  
W/O. MR.G RAMANA BABU

**Sub:-** Title Opinion of the land bearing Sy Nos. 36, 37/1 and 37/2, all situated at Uttari Village, Uttarahalli Hobli, Bangalore South Taluk.

**I      SCHEDULE OF THE PROPERTY:**

**ITEM NO.1:**

All that piece and parcel of the Converted land bearing Sy No.36, measuring 36 Guntas (including 4 guntas of 'A' Kharab land), situated at Uttari Village, Uttarahalli Hobli, Bangalore South Taluk, duly converted from agricultural to non-agricultural to residential purpose vide Official Memorandum bearing No. ALN/(S.U) SR(K) 111/2013-14, dated 03-08-2016, issued by the Deputy Commissioner, Bangalore District and bounded on:

East by	:	Property belonging to Smt. Mangamma
West by	:	Property belonging to Sri.Hucheerappa
North by	:	Property belonging to Sri Nagappa
South by	:	Property belonging to Sri Venkatappa and Puttaswamy



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**ITEM NO.2:**

All that piece and parcel of the Converted land bearing Sy No.37/1, measuring 01 acre 07 guntas, including 05 gunta of Kharab land, situated at Uttari Village, Uttarahalli Hobli, Bangalore South Taluk, duly converted from agricultural to non-agricultural to residential purpose vide Official Memorandum bearing No. ALN/(SU) SR(K) 110/2013-14, dated 03-08-2016, issued by the Deputy Commissioner, Bangalore District and bounded on:

East by : Property belonging to Sri Venkoba Rao  
West by : Property belonging to Venkatappa and Puttaswamachar  
North by : Road  
South by : Survey No.37/2


**ITEM NO.3:**

All that piece and parcel of the Converted land bearing Sy No.37/2, measuring 01 acre 37 guntas including 10 gunta of Kharab land, situated at Uttari Village, Uttarahalli Hobli, Bangalore South Taluk duly converted from agricultural to non-agricultural to residential purpose vide Official Memorandum bearing No. ALN/(SU) SR(K) 109/2013-14, dated 03-08-2016 and bounded on:

East by : Property belonging to Sri.Venkoba Rao  
West by : Survey No.36 belonging to Huchhanna  
North by : Survey No. 37/1  
South by : Survey No.31/13 belonging to Mangamma

**II. DOCUMENTS SCRUTINISED (PHOTOCOPIES)**

SI No.	DATE	NATURE OF DOCUMENT
<b>COMMON DOCUMENTS</b>		
1.		Village Map of Uttari
2.	18-03-2022	Endorsement with respect to non-availability of MR 394/40-41, MR 2/52-53, MR 1/54-55 with

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		respect to Sy No. 36, 37/1 & 2, issued by the Tahsildar, Bangalore South Taluk
3.	15-03-2022	Endorsement issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore that there are no proceedings initiated under PTCL for Sy No.36, 37/1 & 37/2
4.	25-04-2022	Endorsement regarding issuance of IL, RR and RTC from 1970-71 to 1999-2000 with respect to Sy No. 36, 37/1 & 2, issued by the Tahsildar, Bangalore South Taluk
5.	10-05-2022	Endorsement issued by the Tahsildar, Bangalore South Taluk that there are no Tenancy applications received for Sy No.36, 37/1 & 37/2
6.	19-05-2022	Endorsement issued by the Joint Director, Kanakapura Planning Authority, Kanakapura stating that except the land in Sy No.36 measuring 15 mts and Sy No.37 measuring 100 mts, acquired for formation of Peripheral Ring Road (PRR), land in Sy No. 36, 37/1 & 2 is not acquired by KPA or any of its projects
7.		MR No.1/95-96 reflects the family partition between the grandchildren of Nanjegoda with respect to schedule property along with other properties
8.		Family tree of Nanjappa @ Nanjegowda
<b>DOCUMENTS RELATED TO SY NO. 36</b>		
9.		Moola Tippani, Tippani
10.		Resurvey Tippani
11.		Akarband
12.		Index of Land for Sy No. 36
13.		RR No. 58
14.		MR No. 37/2006-2007 reflecting the mortgage of land in Sy No. 36, measuring 32 guntas along with other Sy No. by Huchchappa in favour of RVSSN Taralu Bank

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15.	06-10-2007	Sale Deed executed by Sri.Huchanna, S/o. Late Basappa along with his wife Smt.Muniyamma and children namely Smt.Venkatalakshmi and Ms.Savitha, with respect to <b>Sy No.36</b> , measuring 0.36 guntas, including 04 guntas kharab i.e., the Item No. 1 of the Schedule Property, in favour of <b>Sri P Rajendra Naidu</b> , S/o.Late Sri P Srinivasa Naidu, registered as document No. BSK-1-03629-2007-08 of Book 1, stored in CD No. BSKD10, dated 08-10-2007, in the office of the Sub-Register, Banashankari, Bangalore
16.		MR No. 31/2007-2008 reflecting the said sale deed dated 06-10-2007
17.		MR No. H30/2011-2012 reflecting the mortgage of land in Sy No. 36 by Galinarasappa in favour of Ravugodlu Agricultural Co-operative Bank Ltd., Taralu
18.	29-03-2014	Letter issued by Deputy Commissioner, Bangalore District, to Tahsildar, Bangalore South Taluk, regarding obtaining mandatory documents from the owner for conversion of land
19.	24-07-2014	Letter issued by Deputy Tahsildar, Nadakacheri, Uttarahalli, Bangalore South Taluk, stating that the subject property has approach road and no electricity wire has passed through the subject land
20.	26-07-2014	Letter issued by the office of Tahsildar, Government of Karnataka to Deputy Commissioner, Bangalore District, for its perusal for conversion of land in Sy No. 36
21.	12-08-2014	Letter issued by Deputy Commissioner, Bangalore District, to Member Secretary, Kanakapura Planning Authority requesting to issue NOC after verifying the subject property comes under which zone

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22.	20-08-2014	Letter issued by Kanakapura Planning Authority to Deputy Commissioner, Bangalore District, Bangalore, seeking its opinion on conversion of land in Sy No. 36 measuring 36 guntas, including 4 guntas kharab
23.		Survey Sketch
24.	12-07-2016	Intimation Letter issued by Deputy Commissioner, Bangalore District, Bangalore for payment of conversion fee with respect to conversion of land in Sy No. 36 measuring 36 guntas, including 4 guntas kharab
25.		Conversion fee Paid receipt
26.	03-08-2016	Official Memorandum bearing No. ALN/(SU) SR(K) 111/2013-14, issued by the Deputy Commissioner, Bangalore District with respect to Sy No. 36 measuring 36 guntas, including 4 guntas kharab
<b>RTC</b>		
27.	1970-1971 To 1991-1992	RTC reflects the name of Nanjappa, S/o. Narasegowda in column 9 with respect to Sy No. 36 measuring 2 acre 25 guntas (including 4 guntas Kharab)
28.	1992-1993 To 2005-2006	RTC reflects the name of Huchceerappa for 25 guntas, Huchchanna for 32 guntas and Gali Narasappa 15 guntas vide MR No.1/95-96 in column 9 with respect to Sy No. 36 measuring 2 acre 25 guntas (including 4 guntas Kharab)
29.	2006-2007 To 2021-2022	RTC reflects the name of Huchceerappa for 25 guntas, Gali Narasappa for 15 guntas vide MR No.1/95-96 in column 9, Sri.Rajendra Naidu for 32 guntas vide MR No. 31/2007-2008 and Gali Narasappa for 29 guntas vide MR No.H51/2011-12 with respect to Sy No. 36, totally measuring 2 acre 25 guntas (including 4 guntas Kharab)

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ENCUMBRANCE CERTIFICATE		
30.	01-07-1924 To 14-02-1957	Nil Encumbrance Certificate with respect to Sy No. 36 measuring 32 guntas
31.	15-02-1957 To 31-05-1989	Nil Encumbrance Certificate with respect to Sy No. 36 measuring 32 guntas
32.	01-06-1989 To 31-03-2004	Nil Encumbrance Certificate with respect to Sy No. 36 measuring 32 guntas
33.	01-04-2004 To 12-04-2022	Encumbrance Certificate reflects the Sale deed dated 08-10-2007 executed by Huchappa and others in favour of P.Rajendra Naidu with respect to Sy No. 36 measuring 32 guntas
34.	12-04-2022 To 01-12-2022	Encumbrance Certificate reflects the Joint Development Agreement dated 09-06-2022 entered between Sri.P.Rajendra Naidu and others with M/s. GRC Infra with respect to Sy No. 36 measuring 32 guntas
DOCUMENTS RELATED TO SY NO. 37/1 & 2		
35.		Karda of Sy No. 37/1 & 2
36.		Moola Tippani of Sy No. 37
37.		Hissa Survey Tippani, Resurvey Tippani
38.		Atlas and Atlas Nakalu for Sy No. 37/1 & 2
39.		Akarband
40.		Index of Land for Sy No. 37/1 & 2
41.		Record of Rights for Sy No. 37/1 & 2
42.		RR No. 439 for Sy No. 37/2
43.	26-04-2022	Endorsement with respect to non-availability of MR 17/40-41, MR 7/41-42 with respect to Sy No. 37/1, issued by the Tahsildar, Bangalore South Taluk
44.	12-05-1942	Sale Deed executed by Nanjegowda, S/o.Narasegowda in favour of Sanjeevashettaru, S/o. Ramashettaru and his son Venkatashettaru,



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		registered as document No. 3333/1941-42 of Book 1, Volume 649, at pages 3-6, in the office of the Sub-Registrar with respect to Sy No.37 measuring 1 Acre 0.07 guntas, along with other properties
45.	15-06-1951	Sale deed executed by Gowramma, W/o.Venkatashettaru in favour of Smt.Venkatamma, W/o.Venkataramanaiah, with respect to Sy No. 37 measuring 1 acre 12 guntas, along with other properties, registered as document No.2032/1951-52 of Book 1, Volume 1229, at pages 70-71, in the office of the Sub-Registrar
46.	24-06-1953	Sale Deed executed by Sri. Nanje Gowda with respect to <b>Sy.No.37/1</b> , measuring 1 Acre 0.07 guntas including 5 guntas karab, i.e., Item No. 2 of the schedule property, in favour of Sri.Kariyappa S/o.Chennappa, registered as document No.2284/1953-54 of Book 1, Volume 1354, at pages 114-115, in the office of the Sub-Registrar, Bangalore Taluk
47.	02-08-1954	Sale Deed executed by Sri. Kariyappa in respect of the Item No. 2 of the Schedule Property in favour of Sri. Narasappa @ Vootappa, S/o.Sri.Chikkaveerappa, registered as document No.2236/1954-55 of Book 1, Volume 1424, at pages 229-231, in the office of the Sub-Registrar, Bangalore Taluk
48.	13-06-2006	Mortgage deed executed by Smt.Mangamma, W/o. Late Kariyappa in favour of Co-operative Agriculture and rural development bank with respect to Sy No. 37/1 & 2, registered as document bearing S.F Volume No. 13, at pages 69, SI No.8/06-07, in the office of the Sub-Registrar, Bangalore South Taluk
49.	09-08-2006	Loan clearance certificate issued by Co-operative Agriculture and rural development bank in

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		favour of Smt.Mangamma, W/o. Late Kariyappa with respect to Sy No. 37/1 & 2, registered as document No. KEN-1-16991-2006-07 of Book 1, stored in CD No. KEND315, in the office of the Sub-Registrar, Kengeri, Bangalore
50.	06-10-2007	Sale deed executed by Sri.Narasappa, along with his children namely Sri.Kumara, Smt.Latha, Sri.Nataraja, the said Smt.Mangamma, W/o. Late Kariyappa and her children namely Sri Narasimha Murthy, Sri.Muniraju and Smt. Munilakshmi jointly sold their share of land in <b>Sy.No.37/1</b> , measuring 1 Acre 0.07 guntas including 5 guntas karab, i.e., the Item No. 2 of the schedule property, in favour of <b>Sri P Rajendra Naidu</b> , S/o. Sri P Srinivasa Naidu, under a Sale Deed dated 06-10-2007, registered as document No. BSK-1-03628-2007-08 of Book 1, Stored in CD No.BSKD10, dated 08-10-2007, in the office of the Sub-Register, Banashankari, Bangalore
51.		MR No. 30/2007-2008 reflecting the above said sale deed dated 06-10-2007
52.		Survey Sketch
53.	12-07-2016	Intimation Letter issued by Deputy Commissioner, Bangalore District, Bangalore for payment of conversion fee with respect to conversion of land in Sy No. 37/1, measuring 1 Acre 07 guntas
54.		Conversion fee Paid receipt
55.	03-08-2016	Official Memorandum bearing No. ALN/(SU) SR(K)110/2013-14, issued by the Deputy Commissioner, Bangalore District with respect to Sy No. 37/1 measuring 1 Acre 07 guntas
<b>RTC</b>		
56.	1970-1971 To 1991-1992	RTC reflects the name of Sanjeevappa and Venkatappashetty in column 9 with respect to Sy



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		No. 37/1 measuring 1 acre 7 guntas (including 5 gunta Kharab)
57.	1992-1993 To 2006-2007	RTC reflects the name of Mangamma, W/o. Kariyappa for 28 guntas and Narasappa, S/o. Huchchanna for 14 guntas vide MR No.1/95-96 in column 9 with respect to Sy No. 37/1 measuring 1 acre 7 guntas (including 5 gunta Kharab)
58.	2007-2008 To 2021-2022	RTC reflects the name of Sri.Rajendra Naidu in column 9 for 1 Acre 02 guntas vide MR No.30/2007-2008 with respect to Sy No. 37/1 measuring 1 acre 7 guntas (including 5 gunta Kharab)
<b>ENCUMBRANCE CERTIFICATE</b>		
59.	01-07-1924 To 14-02-1957	Encumbrance Certificate reflects the Sale Deed dated 15-06-1951, 22-06-1951, 24-06-1953 and 02-08-1954 executed with respect to Sy No. 37 measuring 1 acre 02 guntas
60.	15-02-1957 To 31-05-1989	Nil Encumbrance Certificate with respect to Sy No. 37/1 measuring 1 acre 02 guntas
61.	01-06-1989 To 31-03-2004	Nil Encumbrance Certificate with respect to Sy No. 37/1 measuring 1 acre 02 guntas
62.	01-04-2004 To 12-04-2022	Encumbrance Certificate reflects the mortgage deed dated 31-07-2006, Discharge Deed dated 09-08-2006 and a Sale deed dated 08-10-2007 executed by Narasappa and others in favour of P.Rajendra Naidu with respect to Sy No. 37/1 measuring 1 acre 2 guntas
63.	12-04-2022 To 01-12-2022	Encumbrance Certificate reflects the Joint Development Agreement dated 09-06-2022 entered between Sri.P.Rajendra Naidu and others with M/s. GRC Infra with respect to Sy No. 37/1 measuring 1 acre 2 guntas
<b><u>DOCUMENTS RELATED TO SY NO. 37 / 2</u></b>		
64.	28-05-1947	Sale deed executed by Chinnappa, S/o. Venkataramanappa and his son Chikka Venkataramanaiah in favour of Sri.Nanjappa,

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		S/o.Narasegowda, with respect to Sy No. 37/2 measuring 1 acre 21 guntas, i.e., Item No. 3 of the Schedule Property, along with other properties, registered as document No.5521/1946-47 of Book 1, Volume 845, at pages 100-102, in the office of the Sub-Registrar
65.	06-10-2007	Sale deed executed by Sri.Narasappa, along with his children Sri Kumara, Smt. Latha, Sri Nataraja and Smt.Mangamma W/o. Late Sri Kariyappa, along with her children namely Sri Narasimha Murthy, Sri Muniraju, Smt. Munilakshmi and Sri Muniyappa along with his children namely Sri Lakshmikantha and Smt.Lakshmi.M, with respect to <b>Sy.No.37/2</b> , measuring 1 Acre 0.37 guntas including 10 guntas karab, in favour of <b>Sri.P.Rajendra Naidu</b> , S/o. Sri P Srinivasa Naidu, registered as document No. BSK-1-03625-2007-08 of Book 1, stored in CD No. BSKD10, dated 08.10.2007, in the office of the Sub-Register, Banashankari, Bangalore
66.		MR No. 29/2007-2008 reflecting the aforesaid sale deed dated 06-10-2007
67.		Survey Sketch
68.	12-07-2016	Intimation Letter issued by Deputy Commissioner, Bangalore District, Bangalore for payment of conversion fee with respect to conversion of land in Sy No. 37/2 measuring 1 Acre 37 guntas
69.		Conversion fee Paid receipt
70.	03-08-2016	Official Memorandum bearing No. ALN/(SU) SR(K) 109/2013-14, issued by the Deputy Commissioner, Bangalore District with respect to Sy No. 37/2 measuring 1 Acre 37 guntas
71.	09-06-2022	Joint Development Agreement entered by and between <b>Mr. P Rajendra Naidu</b> along with his family members with <b>M/s.GRC Infra</b> , represented by its Partner <b>Smt.G.Lakshmi</b> , registered as document bearing No.BSG-1-01946-

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		2022-23 of Book 1, Stored in CD No.BSGD 1207, in the office of the Senior Sub-Registrar, Basavanagudi, Bengaluru, with respect to the schedule property
72.	09-06-2022	General Power of Attorney executed by <b>Mr.P.Rajendra Naidu</b> along with his family members with <b>M/s. GRC Infra</b> , represented by its Partner <b>SMT.G.Lakshmi</b> , registered as document bearing No.BSG-4-00112-2022-23 of Book 1, Stored in CD No.BSGD 1207, in the office of the Senior Sub-Registrar, Basavanagudi, Bengaluru, with respect to the schedule property
73.		Tax paid receipts
<b>RTC</b>		
74.	1970-1971 To 1991-1992	RTC reflects the name of Narasappa, S/o. Hootappa in column 9 with respect to Sy No. 37/2 measuring 1 acre 37 guntas (including 10 gunta Kharab)
75.	1992-1993 To 2006-2007	RTC reflects the name of Mangamma, W/o.Kariyappa for 20 guntas, Narasappa, S/o.Huchchanna for 24 guntas and Muniyappa, S/o. Hottappa for 23 guntas vide MR No.1/95-96 in column 9 with respect to Sy No. 37/2 measuring 1 acre 37 guntas (including 10 gunta Kharab)
76.	2007-2008 To 2021-2022	RTC reflects the name of Sri.Rajendra Naidu in column 9 for 1 Acre 27 guntas vide MR No.29/2007-2008 with respect to Sy No. 37/2 measuring 1 acre 37 guntas (including 10 gunta Kharab)
<b>ENCUMBRANCE CERTIFICATE</b>		
77.	01-07-1924 To 14-02-1957	Nil Encumbrance Certificate with respect to Sy No. 37/2 measuring 1 acre 27 guntas

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78.	15-02-1957 To 31-05-1989	Nil Encumbrance Certificate with respect to Sy No. 37/2 measuring 1 acre 27 guntas
79.	01-06-1989 To 31-03-2004	Nil Encumbrance Certificate with respect to Sy No. 37/2 measuring 1 acre 27 guntas
80.	01-04-2004 To 12-04-2022	Encumbrance Certificate reflects the mortgage deed dated 31-07-2006, Discharge Deed dated 09-08-2006 and a Sale deed dated 08-10-2007 executed by Narasappa and others in favour of P.Rajendra Naidu with respect to Sy No. 37/2 measuring 1 acre 27 guntas
81.	12-04-2022 To 01-12-2022	Encumbrance Certificate reflects the Joint Development Agreement dated 09-06-2022 entered between Sri.P.Rajendra Naidu and others with M/s. GRC Infra with respect to Sy No. 37/2 measuring 1 acre 27 guntas

**III. TRACING OF TITLE:**

**SY NO. 36 MEASURING 36 GUNTAS (INCLUDING 4 GUNTA KHARAB):**

The careful perusal of the aforesaid documents reveals that, originally the land bearing Sy No.36, measuring 36 guntas (including 4 guntas Kharab), situated at Uttari Village, Uttarahalli Hobli, Bangalore South Taluk, i.e., the Item No. 1 of the Schedule Property, belonged to one Sri.Nanjappa, S/o. Narasegowda as evidenced from RR No.58 and other revenue records such as RTC from the year 1970-71 to 1992-1993 which reflected the name of Sri.Nanjappa in respect of the Item No. 1 of the Schedule Property and the said Nanjappa was in peaceful possession and enjoyment of the same.

After the demise of the said Nanje Gowda @ Nanjappa, there was a family arrangement entered among the family members of Nanje Gowda @ Nanjappa and his brother's family members in the year 1982 with respect to all the Joint Family properties. Whereas under the said family arrangement, along with other properties, the following properties, situated at Uttari Village, Uttarahalli

  
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Hobli, Bangalore South Taluk were allotted to the share of Sri.Huchhanna, Smt.Mangamma, Sri.Narasappa and Muniyappa as detailed below;

- a) Sri Huchhanna - Sy No.36 measuring 0.32 guntas excluding 04 guntas of kharab land,
- b) Smt. Mangamma - Sy No. 37/1 measuring 0.28 guntas and Sy No.37/2 measuring 0.20 guntas
- c) Sri C Narasappa - Sy No.37/1 measuring 0.14 guntas and Sy.No.37/2 measuring 0.24 guntas
- d) Muniyappa sy.No.37/2 measuring 0.23 guntas

Said family arrangement was acted upon and in pursuance of the said family arrangement, the revenue records were changed in the name of Sri.Huchhanna and others which is evidenced from Mutation Register extract in MR No.1/1995-96 and RTC also reflects the name of the aforesaid parties in respect of their respective shares.

The said Sri.Huchhanna S/o. Late Basappa along with his wife Smt.Muniyamma and children namely Smt.Venkatalakshmi and Ms.Savitha, jointly sold the land in **Sy No.36**, measuring 0.36 guntas, including 04 guntas kharab land i.e., the Item No. 1 of the Schedule Property, in favour of **Sri P Rajendra Naidu**, S/o. Late Sri P Srinivasa Naidu under a Sale Deed dated 06-10-2007, registered vide as document No. BSK-1-03629-2007-08 of Book 1, stored in CD No. BSKD10, dated 08-10-2007, in the office of the Sub-Register, Banashankari, Bangalore.

**SY NO. 37/1 MEASURING 1 ACRE 07 GUNTAS:**

Originally the land bearing **Sy No.37 (New No. 37/1)**, measuring 1 acres 07 guntas along with 05 guntas A Kharab land, situated at Uttari Village, Uttarhalli Hobli, Bangalore South Taluk, i.e., the Item No. 2 of the schedule property belonged to Nanjegowda, S/o.Narasegowda, as evidenced from the Index of Land.

The said Nanjegowda, S/o.Narasegowda sold the said land, along with other properties in favour of Sanjeevashettaru, S/o. Ramashettaru and his son Venkatashettaru, under a Sale deed dated 12-05-1942, registered as document

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No. 3333/1941-42 of Book 1, Volume 649, at pages 3-6, in the office of the Sub-Registrar. It is evidenced from RR No. 394.

Subsequently the Sale deed dated 15-06-1951 was executed by Smt.Gowramma, W/o.Venkatashettaru in favour of Smt.Venkatamma, W/o.Venkataramanaiah, with respect to Sy No. 37 measuring 1 acre 12 guntas, along with other properties, registered as document No. 2032/1951-52 of Book 1, Volume 1229, at pages 70-71, in the office of the Sub-Registrar.

It is seen from RR No.59 that the said Sri.Nanjappa, S/o. Narasegowda was in possession of the land in Sy No. 37/1, having acquired the same under a sale deed executed by Dodda Venkataramanaiah.

The said Sri. Nanje Gowda sold the land in Sy No.37/1 in favour of Sri.Kariyappa, S/o.Chennappa under the sale deed dated 24-06-1953, registered as document No.2284/53-54 of Book 1, Volume 1354, at pages 114-115, in the office of the Sub-Registrar, Bangalore Taluk.

The said Sri. Kariyappa inturn sold the Item No. 2 of the Schedule Property in favour of Sri. Narasappa @ Vootappa, S/o. Sri.Chikkaveerappa under the sale deed dated 02-08-1954, registered as document No. 2236/1954-55 of Book 1, Volume 1424, at pages 229-231, in the office of the Sub-Registrar, Bangalore Taluk and same is mutated in MR No. 1/1954-55.

The said Sri Narasappa, along with his children namely Sri Kumara, Smt. Latha, Sri Nataraja, the said Smt.Mangamma, W/o. Late Kariyappa and her children namely Sri Narasimha Murthy, Sri Muniraju and Smt. Munilakshmi jointly sold their share of land in **Sy.No.37/1**, measuring 1 Acre 0.07 guntas including 5 guntas karab, i.e., the Item No. 2 of the schedule property, in favour of **Sri.P.Rajendra Naidu**, S/o. Sri P Srinivasa Naidu, under a Sale Deed dated 06-10-2007, registered as document No. BSK-1-03628-2007-08 of Book 1, Stored in CD No.BSKD10, dated 08-10-2007, in the office of the Sub-Register, Banashankari, Bangalore.





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**SY NO. 37 / 2 MEASURING 1 ACRE 37 GUNTAS :**

Originally the land bearing Sy No.37/2, measuring 1 acres 37 guntas along with 05 guntas A Kharab land, situated at Uttari Village, Uttarahalli Hobli, Bangalore South Taluk, i.e., the Item No. 3 of the schedule property belonged to Sri.Chinnappa, S/o. Sri.Venkataramanappa.

The said Sri.Chinnappa, S/o. Venkataramanappa and his son Chikkavenkataramanaiah executed a Sale deed dated 28-05-1947 in favour of Nanjappa, S/o.Narasegowda, with respect to Sy No. 37/2, along with other properties, registered as document No. 5521/1946-47 of Book 1, Volume 845, at pages 100-102, in the office of the Sub-Registrar, as seen from the Index of land,

Subsequently the said Nanjappa @ Nanjegowda sold the land in Sy No. 37/2 in favour of Sri. Kariyappa, S/o. Chennappa under a Sale Deed dated 24-06-1953, registered as document No.1586, as evidenced from RR No. 437 and the same is mutated in MR No.2/1952-53.

The said Sri. Kariyappa inturn sold the said land in favour of Narasappa, S/o. Vootappa under a Sale Deed dated 02-08-1954, registered as document No.2236/1954-55 of Book 1, Volume 1424, at pages 229-231, in the office of the Sub-Registrar and the same is mutated in MR No. 1/1954-55. And as per the family arrangement as stated supra, the said Sri Narasappa, Smt.Mangamma and Sri.Muniyappa became the absolute owners of the said land.

Subsequently the said Sri Narasappa, along with his children Sri Kumara, Smt.Latha, Sri.Nataraja, the said Smt.Mangamma, W/o. Late Kariyappa, along with her children namely Sri.Narasimha Murthy, Sri.Muniraju, Smt.Munilakshmi, the said Sri.Muniyappa along with his children namely Sri.Lakshmikantha and Smt.Lakshmi.M, jointly sold their share of land in Sy.No.37/2, measuring 1 Acre 0.37 guntas, including 10 guntas karab, in favour of Sri.P.Rajendra Naidu, S/o. Sri.P.Srinivasa Naidu, under a Sale Deed dated 06-10-2007, registered as document No. BSK-1-03625-2007-08 of Book 1, stored in CD No. BSKD10, dated 08-10-2007, in the office of the Sub-Register, Banashankari, Bangalore.



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Thus the **Sri P Rajendra Naidu** became the absolute owner in possession and enjoyment of the Item No. 1, 2 and 3 of the Schedule Property. Later the said Sri.P.Rajendra Naidu applied for conversion of land bearing **Sy No.36** measuring **0.36 guntas** along with 4 guntas A Kharab, **Sy.No.37/1** measuring **1 acre 07 guntas** along with 5 guntas A Kharab land and **Sy. No.37/2** measuring **1 Acre 37 guntas** along with 10 guntas A karab land, totally measuring **4 Acres** along with 19 guntas A Karab land, from agricultural purposes to non-agricultural/ residential purposes and the **Item No. 1** of the Schedule Property was converted for residential purpose vide Official Memorandum bearing No. ALN/(S.U) SR(K)111/2013-14 dated 03-08-2016, the **Item No. 2** of the Schedule Property was converted for residential purpose vide Official Memorandum bearing No.ALN/(S.U) SR(K)110/2013-14 dated 03-08-2016 and the **Item No.3** of the Schedule Property was converted for residential purpose vide Official Memorandum bearing No. bearing No. ALN/(S.U) SR(K)109/2013-14 dated 03-08-2016, all issued by the Special Deputy Commissioner, Bangalore District.

Thus **Sri.P.Rajendra Naidu** is the sole and absolute owners of the Schedule Property and is in uninterrupted peaceful possession and enjoyment of the Schedule Property and has paid up to date taxes in respect of the Schedule Property.

Further the Assistant Commissioner, Bangalore South Sub-Division, Bangalore has issued an endorsement dated 15-03-2022 that there are no proceedings initiated under PTCL with respect to the lands in Sy Nos. 36, 37/1 & 37/2 and the Tahsildar, Bangalore South Taluk has also issued an endorsement dated 10-05-2022 that there are no Tenancy applications received with respect to the ands in Sy No.36, 37/1 & 37/2.

After the said **Sri P Rajendra Naidu** became the absolute owner of the schedule property in the aforesaid manner, he, along with his wife and son namely Smt.P.Sumathi and Sri.Gnana Prakash.P entered into Joint Development agreement dated 09-06-2022 with **M/s. GRC Infra, A Partnership firm**, Having its registered office at No.161/A, 7<sup>th</sup> Cross, Teachers Colony First Stage, Kumaraswamy Layout, Bangalore 560 078, Represented by its Partner **Smt.G.Lakshmi**, vide registered as document bearing No.BSG-1-01946-2022-23 of Book 1, Stored in CD No.BSGD 1207, in the office of the Senior Sub-Registrar, Basavanagudi, Bengaluru, to develop the Schedule Property into Row Houses

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/Villas and as per the terms of the said JDA, **Sri P Rajendra Naidu** is entitled for 37% of the super built up area along with undivided share, right, title and interest in the schedule property and **M/S. GRC INFRA** is entitled for 63% of the super built up area along with undivided share, right, title and interest in the schedule property.

The said **Sri.P.Rajendra Naidu** along with his wife and son also executed General Power of Attorney dated 09-06-2022 in favour of **M/s. GRC Infra**, Represented by its Partner **Smt.G.Lakshmi**, registered as document bearing No. BSG-4-00112-2022-23 of Book 1, Stored in CD No.BSGD 1207, in the office of the Senior Sub-Registrar, Basavanagudi, Bengaluru, with respect to the schedule property, authorizing them to deal with respect to 63% of undivided right title and interest in the schedule Property proportionate to the super built up area in the Row Houses/Villas constructed on the Schedule property.

Subsequently **Sri.P. Rajendra Naidu** and **M/S GRC Infra** have entered into Supplementary Sharing Agreement dated ..... specifying the Row Houses/Villas fallen to their respective shares.

**IV. ENCUMBRANCE:**

As stated above, Encumbrance certificate in respect of the schedule properties for the year 01-07-1924 to 12-04-2022, which is for more than a period of 90 years does not disclose any encumbrance other than the Deeds stated supra and further the encumbrance certificates certify that the schedule property is free from encumbrance from the date of acquisition by its respective owners.

**V. LIST OF REQUIRED DOCUMENTS**

1. MR No. 51/2011-2012 (reflecting how Gali Narasappa acquired 29 guntas) for Sy No. 36
2. Latest tax paid receipt for Sy No. 36, 37/1 & 2
3. Encumbrance Certificate from 01-04-1960 to 31-03-2004 reflecting all sale transactions for Sy No. 37/2



**VI. OPINION CERTIFICATE:**

The above opinion is given based on the Xerox copies of the documents furnished to me.

I have examined all the documents made available to me as indicated above relating to the Schedule Property. In my opinion, Schedule properties have clear right, interest and marketable title, subject to production of additional document mentioned in Para V above.

It is clear that **Sri.Rajendra Naidu** has right with respect to 37% share in super Built up area along with proportionate undivided share in the Schedule property and **M/S. GRC INFRA** has right, title and interest with respect to 63% share in super Built up area along with proportionate undivided share in the Schedule property and the Landowner **Sri.Rajendra Naidu** has marketable title with respect to the schedule property.

I have not independently validated the information provided to me with records of the jurisdictional Sub-Registrar, Revenue Authorities or with any external sources and have not conducted any independent searches at the courts or forums or Government Offices in relation to the property in respect of any litigations and this opinion shall not be used as evidence in any court of law.

Yours faithfully,



**K.S.Nandish Babu**  
**Advocate**